



The Rise, Tadworth

The PERSONAL Agent

# Price Guide £625,000

## Freehold

- Three well proportioned bedrooms
- Cul de sac location
- Detached garage with off street parking
- Well presented throughout
- En suite to principal bedrooms along with fitted wardrobes
- Within easy reach of an array of well regarded local schools
- Modern fully fitted kitchen
- Corner plot
- New extended patio and paving to the front of the house

A modern three bedroom detached family home that has been well maintained by the current owners, offering spacious and stylish accommodation throughout.

Situated in a secluded position at the end of a quiet cul de sac, the property benefits from its own driveway, garage and private gardens. Early viewing is highly recommended to fully appreciate all that this home has to offer.

Tucked away on a corner plot at the end of a quiet cul de sac, this well presented modern detached home offers comfortable and practical living space.



The ground floor features a spacious through lounge with doors opening into a double glazed conservatory, creating a bright and versatile area for relaxing or entertaining. There is also a modern re-fitted kitchen and a convenient cloakroom.

Upstairs, the property provides three bedrooms, two of which benefit from newly fitted wardrobes. The main bedroom includes an en suite shower room, while the remaining bedrooms are served by a family bathroom.

Outside, the home enjoys a front garden and a private rear garden, with gated access leading to

a garage and driveway. Additional features include double glazing and gas central heating.

The property is located on The Rise within the Fairacres development, Tadworth, a residential area built in the late 1980s. It is approximately a 10 minute walk from the centre of Tadworth, where there are local shops and a railway station. Nearby amenities also include Tadworth Primary School and the recently built Tadworth Leisure and Community Centre.

Tenure: Freehold  
Council Tax Band: F



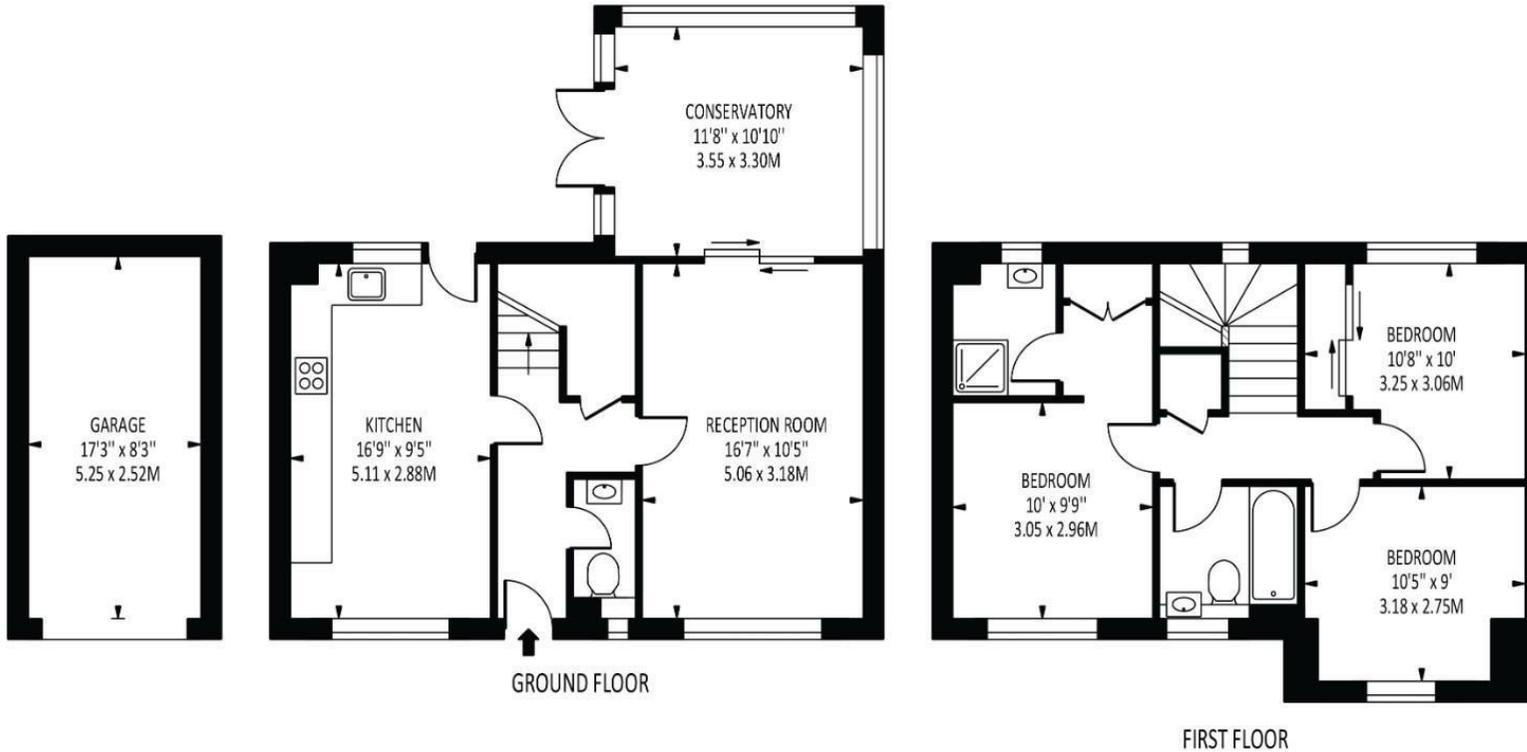


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### The Rise

Total Area: 1207 SQ FT • 112.14 SQ M  
 (Including Garage)  
 Garage Area : 142 SQ FT • 13.23 SQ M



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 84        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 70                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

Disclaimer: For Illustration Purposes only  
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**EPSOM OFFICE**

2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

**STONELEIGH/EWELL OFFICE**

62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

**BANSTEAD OFFICE**

141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333 699

**TADWORTH & KINGSWOOD OFFICE**

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

**LETTINGS & MANAGEMENT**

157 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

